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TROPICAL FOODS

EL PLATANERO
2101 Washington Street, Roxbury

Open - Abierto
Monday - Thursday 8:00 am - 6:00 pm
Friday - Saturday 8:00 am - 6:30 pm

IRON, ME LS,
MACHINER LERS
MOTOR TC.

Ward 12

7-15- Dustin St

February - 2 - 1923

Building Department

FILE # 195

RECEIVED FROM
BUILDING DEPT.
CITY OF BOSTON
ROXBURY

W.W.K. Campbell
Photographer.

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http://www.archive.org/details/tropicalfoodselp00etja

Page 5 Ward 2.

No. 103 1880

Application for Permit to Build.

BRICK, STONE, ETC.

LOCATION.

Washington st 2103 to 2107

Ward 19

PERMIT GRANTED.

May 19 1880

Referred to Assistant Inspector

Sweat

Approved, T. P. Sweat

Copied & Bound.

FINAL REPORT.

Memoranda.

No. 103

Application for Permit to Build.

[BRICK AND STONE]

Boston, May 17 1880.

To the

INSPECTOR OF BUILDINGS.

The undersigned hereby applies for a permit to build according to the following specification:—

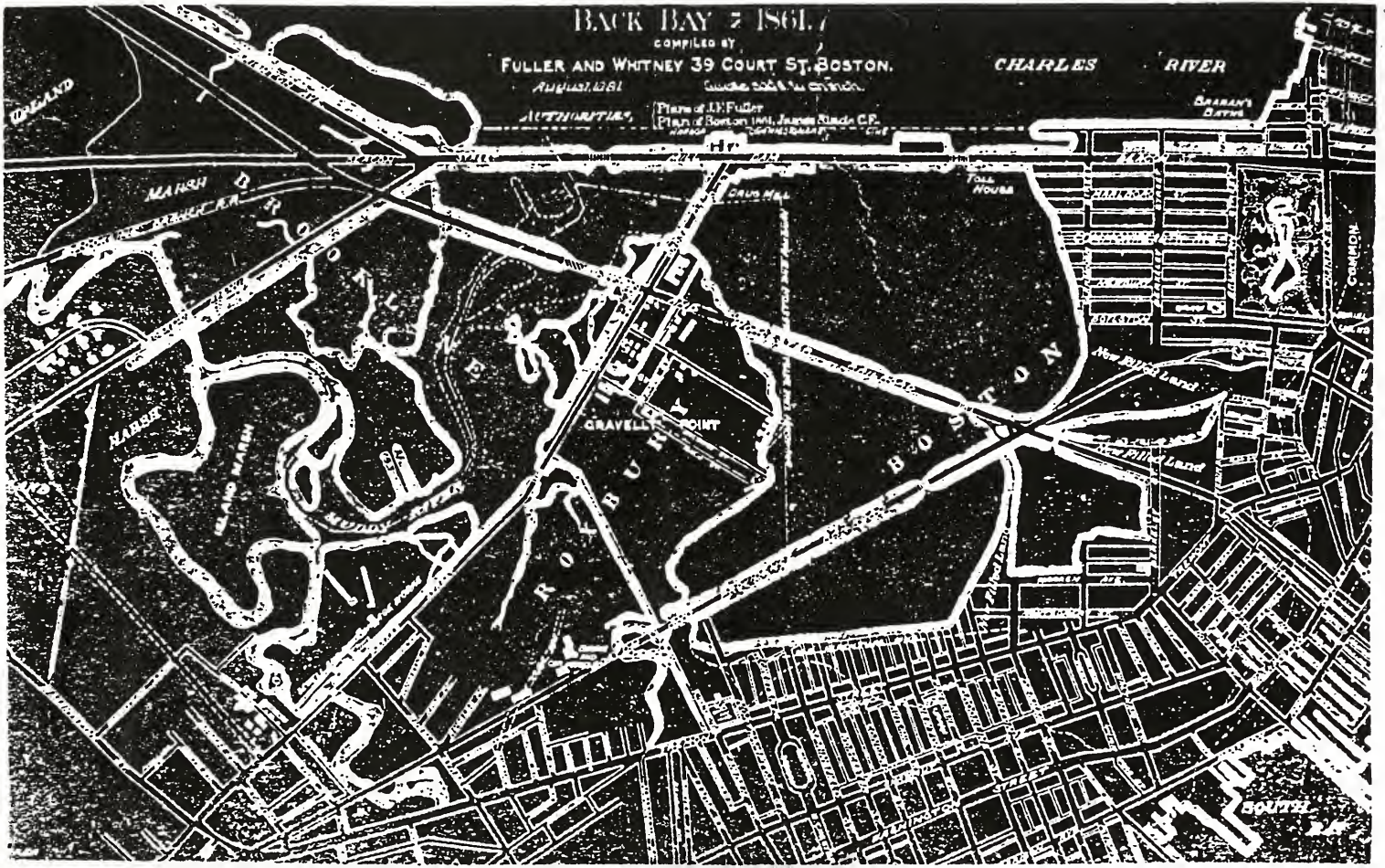
1. State how many buildings to be erected, One
2. Material, Brick
3. What is the Owner's name? F. W. G. Ware & John Gardner
4. " " Architect's "
5. " " Builder's " Burnham & Bennett
6. " " location? 2163-2167 Washington st Ward 19.
7. " " nearest street? Millbury st.
8. " " purpose of the building? Stores
9. If a dwelling, for how many families?
10. Is there a store in lower story? (4)
11. Will the building be erected on solid or filled land? Solid
12. Size of lot, No. of feet front, Unde; No. of feet rear, —; No. of feet deep, —
13. Size of building, No. of feet front, 57; No. of feet rear, 57; No. of feet deep, 45.
    No. of Stories in height, 4; No. of feet in height from sidewalk to highest point of roof, 15
14. No. of feet in height from level of sidewalk to highest part of wall, 17' 6".
15. No. of feet in height from sidewalk to eaves, 12
16. Size of ell, — feet long; — feet wide; — feet high; No. of stories, —; style of roof, —
17. Will foundation be laid on earth, rock, timber, or piles? Earth Material of foundation, Stone
18. Thickness of external walls, 1st story 12"; 2d story ; 3d story ; 4th story ; 5th story
    " party walls, 1st story 12"; 2d story ; 3d story ; 4th story ; 5th story
    Are the party walls solid or vaulted? Solid
19. What will be the materials of front? Brick If of stone, what kind? —
20. Will the roof be flat, pitch or Mansard? Flat Material of Roofing? Comp. Tinned
21. What will be the material of cornice, Wood lutherns, — scuttles, etc.? —
22. What will be the means of access to roof? Permanent stp. ladder & scuttle.
23. Are there any hoistways? — How protected? —
24. How is the building heated? 2 Stoves

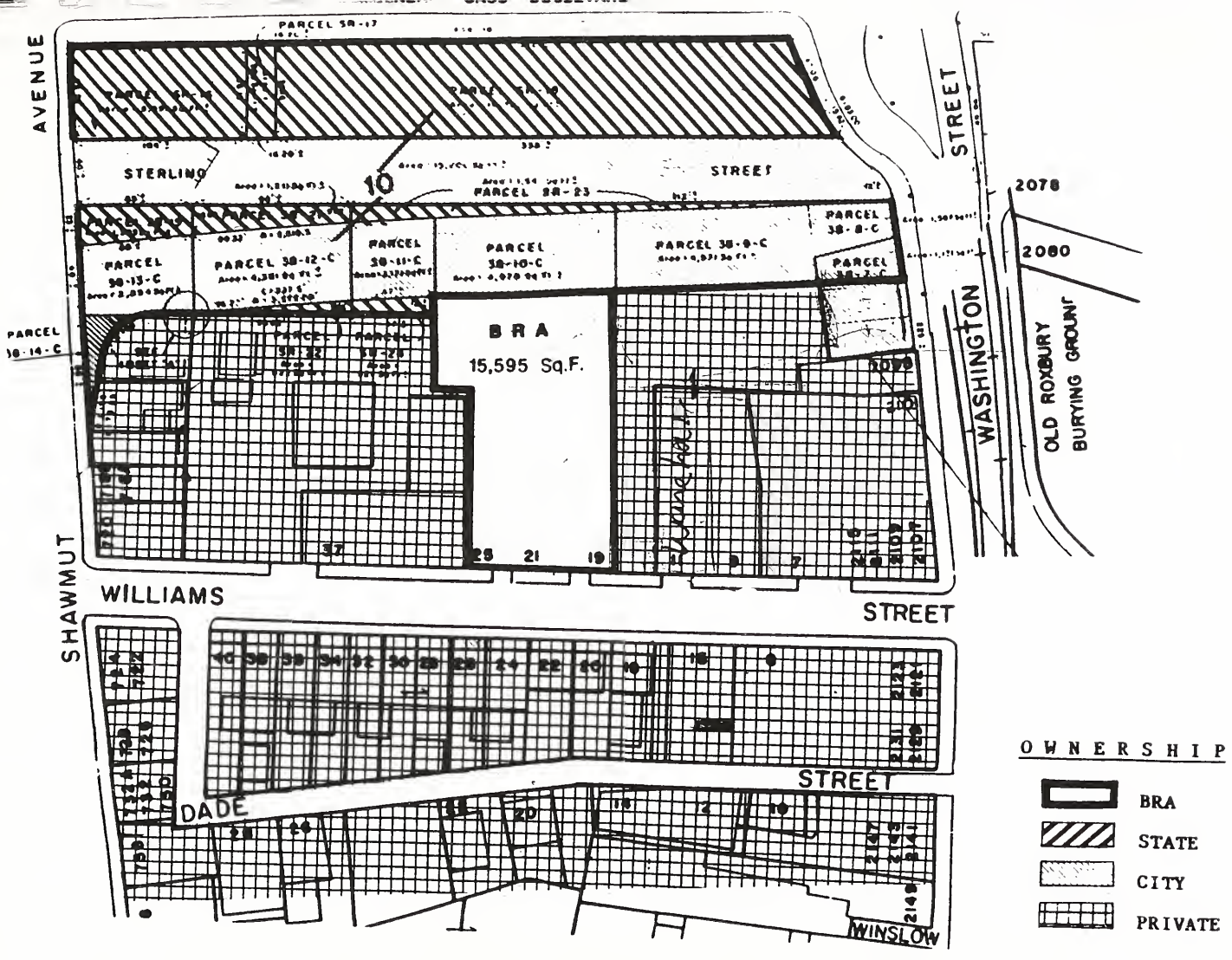
If the Building is to be occupied for a Tenement or Lodging House or Family Hotel, give the following particulars:—

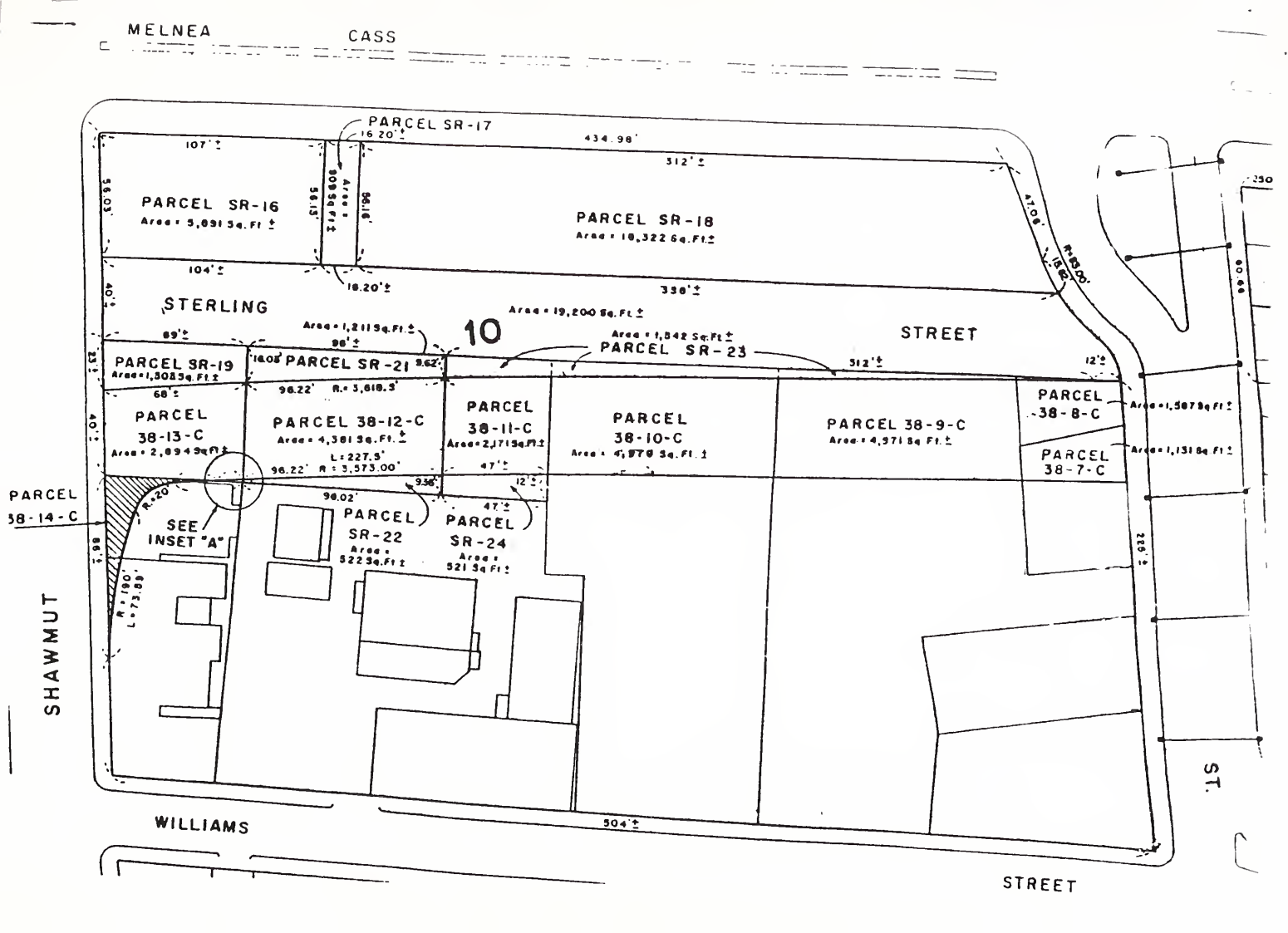
25. State how many families are to occupy each floor, and the whole number in the house,
26. What is the height of cellar?
27. What will be the heights of ceiling on 1st story? feet; 2d story, feet; 3d story, feet; 4th story, feet; 5th story. feet.
28. Is the cellar to be occupied for a dwelling?
29. Is the front street 20 feet wide?
30. Are there privies or water-closets? How many?
    Where located?
31. How is the building to be ventilated?
32. If there is a building already erected on the front or rear of the lot, give the size, and number of stories,
33. State how many fire escapes are to be provided, and what kind,
34. Is the lower story to be used for business purposes of any kind?

Name B C Bennett

Address. 33 Woodward Av


BACK BAY 1861.
COMPILED BY
FULLER AND WHITNEY 39 COURT ST. BOSTON.
August, 1861
AUTHORITIES
Plans of J.F. Fuller
Plan of Boston 1861, James Slade C.E.
CHARLES RIVER
BRABAN'S BATHS
MARSH
DRUG MILL
TOLL HOUSE
COMMON
New Filled Land
GRAVELL POINT
ROXBURY
BOSTON
MARSH
GLAND MARSH
MUDDY RIVER
SOUTH BAY


AVENUE
STERLING
STREET
PARCEL 38-23
PARCEL 38-13-C
PARCEL 38-12-C
PARCEL 38-11-C
PARCEL 38-10-C
PARCEL 38-9-C
PARCEL 38-8-C
PARCEL 38-7-C
PARCEL 38-14-C
BRA
15,595 Sq.F.
WASHINGTON
STREET
2078
2080
OLD ROXBURY
BURYING GROUND
WILLIAMS
STREET
SHAWMUT
DADE
STREET
WINSLOW
OWNERSHIP
BRA
STATE
CITY
PRIVATE


MELNEA
CASS
PARCEL SR-17
16.20'±
434.98'
107'±
312'±
PARCEL SR-16
Area = 5,891 Sq. Ft ±
56.03'
56.13'
56.16'
Area = 909 Sq Ft ±
PARCEL SR-18
Area = 18,322 Sq. Ft ±
47.08'
104'±
16.20'±
338'±
40'±
STERLING
Area = 19,200 Sq. Ft ±
10
Area = 1,211 Sq. Ft. ±
Area = 1,542 Sq. Ft ±
STREET
89'±
98'±
PARCEL SR-23
312'±
12'±
PARCEL SR-19
Area = 1,508 Sq. Ft. ±
PARCEL SR-21
9.62'
68'±
96.22'
R. = 3,618.3'
PARCEL 38-13-C
Area = 2,894 Sq Ft ±
PARCEL 38-12-C
Area = 4,381 Sq. Ft. ±
L = 227.5'
96.22'
R = 3,573.00'
PARCEL 38-11-C
Area = 2,171 Sq. Ft ±
47'±
PARCEL 38-10-C
Area = 4,970 Sq. Ft. ±
PARCEL 38-9-C
Area = 4,971 Sq Ft. ±
PARCEL 38-8-C
Area = 1,587 Sq Ft ±
PARCEL 38-7-C
Area = 1,131 Sq Ft ±
PARCEL 38-14-C
R = 20'
SEE INSET "A"
96.02'
9.36'
12'±
47'±
PARCEL SR-22
Area = 522 Sq. Ft ±
PARCEL SR-24
Area = 521 Sq Ft ±
R = 190'
L = 73.89'
SHAWMUT
226'±
ST.
WILLIAMS
504'±
STREET

ETJ&A ARCHITECTS
INCORPORATED
Consulting Architects

27 June 1989

TO: Mr. Anthony Williams
Assistant Director for Neighborhood Housing & Development
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

FM: Edward T. Johnson, M.Arch.
President & CEO
ETJ&A ARCHITECTS INC.
Dockside Place at Boston Wharf
No. 33 Sleeper Street Suite 306
Boston, MA 02110
(617)426-9559

SUBJ: PARCELS DISPOSITION LETTER OF REQUEST:

RE: Additions & Modifications
to Nos. 2101-2115 Washington Street (Tropical Foods)
Roxbury, Massachusetts 02119

FOR: Mr. Ronald Garry, Vice-President & Principal-in-Charge
for M&C Caribbean Enterprises Inc.
Nos. 2101-2115 Washington Street
Roxbury, Massachusetts 02119
(617)442-7494; 442-7439

Dear Mr. Williams:

ETJ&A ARCHITECTS INC. represents the Owner M&C CARIBBEAN ENTERPRISES INC. and provides the following Project Summary.

PROJECT DESCRIPTION
It is the expressed will and determination of M&C CARIBBEAN ENTERPRISES INC. to make an distinct and honorable regional and neighborhood contribution to the great City of Boston through the establishment of a unique neighborhood Supermarket Food Store development within the Dudley Square Commercial Area Revitalization District. Part of Ward 9, Precinct 4, this Project is deemed to be THE Gateway Centerpiece to Council District VII's (Bruce Bolling's) Area Revitalization.

Located within the Roxbury Interim Planning Overlay District bounded by Melnea Cass Boulevard to the north, Washington Street to the east, Williams Street to the south, and Shawmut Avenue to the west, M&C CARIBBEAN ENTERPRISES INC. a/k/a TROPICAL FOODS proposes to expand its already thriving urban supermarket operation. Presently housed on three levels of a 109 year old Class C historic 4 story brick facility with stone foundation built on solid earth, TROPICAL FOODS commands spectacular panoramic views of the City from the Back Bay to the Central Artery, and attracts a customer base extending as far away as North Conway, New Hampshire.

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Boston Redevelopment Authority
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FM: Edward T. Johnson, M.Arch.
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Since its inception in 1974 TROPICAL FOODS has grown from a mom and pop operation with a cash operating deficit to a full service retail food facility with a strong cash position. To further enhance its successful status as a leading merchant in the Dudley Square area and meet its objective to become the premier full service supermarket in the community, along with a cash and carry distributorship with New England as its focus, therefore it must obtain site control over several abutting parcels, including BRA-owned property to the west a/k/a Nos. 19 thru 25 Williams Street(Parcel #2130)totaling 15,595 S/F. The listing of all variously-owned parcels critical to accomplishing the Owner's development objective includes:

1. Parcel 2130:
   Nos. 19 Williams St. (BRA)
   21 Williams St. (BRA)
   25 Williams St. (BRA) Total Area: 15,595S/F

2. Parcels 2124 (City of Boston) 1,334
   2125 (City of Boston) 1,359

   Parcel 10 [Partial]:

3. Parcels 38-7-C (City of Boston) 1,131
   38-8-C (City of Boston) 1,587
   38-9-C (City of Boston) 4,971
   38-10-C (City of Boston) 4,970
   38-11-C (City of Boston) 2,171
   38-12-C (City of Boston) 4,381
   38-13-C (City of Boston) 2,894

4. Parcel 10 [Partial]:

Parcels	SR-16	(Commonwealth of Mass.)	5,891
	SR-17	(Commonwealth of Mass.)	909
	SR-18	(Commonwealth of Mass.)	18,322
	SR-19	(Commonwealth of Mass.)	1,303
	SR-20	(Commonwealth of Mass.)	unknown*
	SR-21	(Commonwealth of Mass.)	1,211
	SR-22	(Commonwealth of Mass.)	522
	SR-23	(Commonwealth of Mass.)	1,542
	SR-24	(Commonwealth of Mass.)	521

* to be determined subject to closed plot of land

Because parking is the essential element to the short and long term success of the Project, acquisition of the above-named parcels and assembly of their land mass within a closed plot of land including those comprising the current ownership (Parcels numbered 2126 thru 2129 inclusively) is essential.

It is understood that while the Roxbury IPOD will remain in force at least until June 1990, it is unquestionable that the time and timing of the proposed acquisitions are crucial to delivery of the stated Project objective. To this end, enrollment of the Boston Redevelopment Authority, the City of Boston and the Commonwealth of Massachusetts to accommodate and facilitate these various land transfers, the logistics of political accommodations to not only among these municipal and state authorities herein named, as well as community interest groups not herein named, and lastly the magnanimity of heart to a greater civic, state and regional purpose, must needs, of and by necessity, to work together in a common professional acknowledgment of the soundness of the Owner's Master Plan within the framework of focussed, frugal, business strategies and priorities, that ultimately allow for a regional community of winners, coupled with a neighborhood Sense of Place.

THE PLAN

The Owner's business objective will be accomplished by implementation of a two-tiered plan:

PHASE I:

1. Request and acquisition of all parcels hereabove named. (NOTE WELL: The Owner recognizes that total parcel acquisition is time-intensive; hence minimum acquisition within this phase need only be for Parcels 2124, 2125, 38-7-C, 38-8-C, 38-9-C, SR-23 and 2130.)

2. Site Preparation for short term TROPICAL FOODS customer parking.

3. Construction of New Warehouse Addition per attached plans on Parcels 2130, 38-7-C, 38-8-C, 38-9-C and SR-23.

PHASE II:

1. Site Preparation for ultimate long term TROPICAL FOODS customer parking.

2. Total Building Retrofit of 2101-2115 for retail and professional office space, including New Side Yard Customer Welcoming Entrance Addition, and Exterior Building Facade(s) Improvements.

3. Construction of New Replacement Supermarket TROPICAL FOODS Store.

THE ZONING IMPACT

The Project boundaries extend to include three zoning districts L-1, B-2 and H-2; the preponderance falling within H-2. While recognizing the potential for IPOD policy to remain in force beyond June 1990, the immediate force of present zoning legislation for Phase I of the Project impacts only the New Warehouse Addition, as variances resulting from Board of Appeals refusals and final rulings will of necessity have to be granted because of the planned location of the New Warehouse; despite discretionary powers granted to project zoning reviewers to move 30' or more the zoning demarcation boundary toward the more severe zoning district, thus elliminating one area of relief.

The parking design layout as presented within the construct of the Plan is deemed the only workable solution; and since the bulk of it is located within a H-2 Residential District (the balance being within an L-1 Local Retail & Service Stores District) no parking under present ruling is permitted within 5' of adjacent lot lines. According to H-2 zoning regulation Article 10 Parking is an accessory use, under Phase II of the Project, to the New Replacement TROPICAL FOODS Supermarket Store use in a zone which could, in the future, be changed, to a B-2 District. Inasmuch as the Boston Zoning Commission is charged to serve pro bono publico, its support in this effort will be essential.

THE DEVELOPMENT POTENTIAL

As far back as 1981 the City of Boston/Neighborhood Development Employment Agency(since absorbed into Public Facilities Department) reported demonstrable market potential in Dudley Square for a new full-size supermarket, as well as for additional specialty food stores.

Parcel 10 was identified as an optimum location having the best combination of elements:

* Good Visibility
* Easy Access for auto traffic
* Space for adequate parking (a minimum of 3.5 spaces per 1,000 square feet of floor area)
* Accessibility for those dependent on foot or public transportation; and
* Proximity to complimentary stores and services

PUBLIC BENEFITS & JOBS RETAINMENT/CREATION

It is the Owner's policy objective, within the creation of this particularly unique mix of goods and services available to the Dudley area residents, that the rehabilitation of Nos. 2101-2115 Washington Street with its Additions and Modifications will create construction and service job opportunities to local Roxbury residents, especially people of color and women.

TROPICAL FOODS currently employees 40 persons in its present form. It projects another 25 persons to be added , due to its interior renovations and increased services.

Because the need for parking and office space is essential to underpinning the tax base of the Dudley Business Triangle, it is the expressed wish of M&C CARIBBEAN ENTERPRISES INC. to provide safe, handicap-accessible lease-hold improvements available to municipal and state agencies, as the Roxbury Renaissance rolls onward and upward into the 1990s.

The Owner anticipates a vigorous project schedule, with a development beneficial occupancy date of November 1991. With the MWRA lease expiration in Charlestown 1991, the Owner anticipates provision to the Massachusetts Water Resources Authority of professional full service relocation space within its present store headquarters building at Nos. 2101-2115.

POLICY CONCERNS & PROJECT IMPLEMENTATION

Withstanding the confluence of public, state and national attention being brought to bear upon the Roxbury District resulting from the ravages of drug addiction and rapid deterioration of the Community's economic and social fabric, the need for more affordable housing, the understanding of the designation of this specific special study area as an affordable housing reserve district, the Owner's representative Ronald Garry, Vice President and Principal-in-charge for M&C CARIBBEAN ENTERPRISES INC. and President of the DUDLEY MERCHANTS ASSOCIATION seeks to enroll the policy support of E. Owen Donnelly, Deputy Director for City of Boston/Neighborhood Housing & Development, Anthony Williams, Assistant Director for City of Boston/ Neighborhood Housing & Development, the City of Boston/ Boston Redevelopment Authority and its nationally recognized leader Stephen B. Coyle, His Honor the Mayor of the great City of Boston Raymond L. Flynn, the Honorable Councillor Bruce C. Bolling, City of Boston/Public Facilities Department Director Lisa G. Chapnick, City of Boston/ Department of Public Works Commissioner Joseph Casazza; Commonwealth of Massachusetts/Department of Capital Planning & Operations Deputy Commissioner John I. Carlson, the good will of the State House including the personal support of Lieutenant Governor Evelyn Murphy, Speaker of the House of Representatives George Keverian, Senate President William Bulger, Honorable State Representatives Gloria L. Fox and Byron Rushing; the backing of City of Boston Police Commissioner Francis "Mickey" Roache and Area B Commander Deputy Superintendent William R. Celester to make this project happen.

Lest this proposal not be as a begonia placed on a planning shelf waiting to be watered; a purposeful and thoughtful dream deferred; the proposer makes this offering for your respectful and timely consideration, and seeks the exercise of your empowered, good professional offices.

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